



## Memorandum

**TO:** Mayor and City Council

**FROM:** Councilmember Rose Herrera

**SUBJECT:** GP08-08-03

**DATE:** May 14, 2010

Approved

Date

5/14/2010

### RECOMMENDATION

Defer the General Plan hearing of GP08-08-03 until the fall/winter General Plan Public Hearing. This plan would change the land use designation to Public/Quasi-Public (Silver Creek Planned Residential Community) on a 3-acre portion of a 21.1-acre site, located on the east side of Dove Hill Road, approximately 500 feet north of Hassler Parkway (4200 Dove Hill Road).

### BACKGROUND

San Jose has a good reputation for the quality and quantity of outreach that is required for land use and development proposals. The outreach ensures that neighbors are informed about projects in their neighborhood. The integrity of the outreach policy is part of the foundation of the City's land use decisions.

One community, called the Ranch of Silver Creek, did not receive notice of the General Plan change. That is why this item was deferred from the April 27 hearing. A community meeting was held on May 13 to discuss the project. Based on the amount of interest, misinformation, and distrust of the process, I am requesting GP 08-08-03 be deferred until the fall/winter General Plan hearing. In addition, more residents located within 1,000 feet of the project continue to come forward saying that they did not know about the project until just this week.

There is an expectation that additional public outreach will be done. The intent of the outreach is to allow for an appropriate amount of time to read the studies and reports, understand the conclusions, understand the proposed change, and provide meaningful input on the project. Trying to do that in the two-week time frame from the last deferral created additional frustration. Moving it to the fall/winter General Plan hearing will give the community more time to participate.

It was suggested that this item be deferred until the end of June and keep the General Plan public hearing open. This will hold up other projects and that is not acceptable to those applicants.